

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Carter Ground Barn

Broughton-In-Furness, LA20 6BB

Offers In The Region Of £875,000



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Experience the epitome of modern living and sophistication within the Lake District National Park with this exceptional four-bedroom residence, boasting three en-suite bathrooms and commanding elevated vistas over the Duddon Estuary. Step inside to discover a harmonious blend of style and functionality, where a stunning kitchen-living-diner serves as the heart of the home. Here, sleek design meets practicality, with top-of-the-line appliances, ample counter space, and a spacious dining area bathed in natural light. The highlight of the home is undoubtedly the spacious living room, adorned with floor-to-ceiling picture windows that frame the panoramic vistas; a cosy log burner adds warmth and ambiance, creating the perfect setting for quiet evenings by the fire. Additionally, a secondary kitchen-diner provides added convenience and versatility, ideal for catering to larger gatherings or accommodating extended family and guests. Beyond the living spaces, the home's outdoor oasis awaits, with extensive gardens providing a tranquil retreat amidst the natural beauty of the Lake District. The private garden offers a serene backdrop for outdoor relaxation and alfresco dining, while the surrounding land presents opportunities for further exploration and enjoyment. Parking is ample, with off-road space for multiple vehicles, complemented by a substantial detached garage offering additional storage or workshop potential. With its dramatic views, modern luxury, and unparalleled setting, this remarkable property offers a lifestyle of tranquility. Don't miss the chance to make it yours – contact us today to arrange a viewing and discover the extraordinary living experience that awaits within the Lake District National Park.

As you approach, you're welcomed by a gated entrance leading to a lengthy driveway, bordered by a triple garage and ample off-road parking. A patio area and front lawn adorn the entrance, while a secluded garden offers serene surroundings with breath-taking views. Approx. 3/4 of an acre of grounds with a further 10 acres including stream available by separate negotiation.

Step into the double-height hall, continuing through you are greeted by a kitchen flooded with natural light from multiple windows. Featuring elegant Oak units, a double Belfast sink, double oven, five-burner hob, dishwasher, and wine cooler, this room also boasts a breakfast bar and a separate dining area with access to a patio, perfect for enjoying outdoor meals and relaxing in the hot tub.

Adjacent to the kitchen, a utility room awaits, complete with plumbing for a washer and dryer, while a downstairs shower room offers convenience with a wash basin, WC, and shower. Continuing through the inner hall, you enter the spacious living room, a modern extension with floor to ceiling windows, illuminating the space and views. A wood-burning stove adds warmth, while bi folding doors provide stunning vistas. Connected to the living room is an annex accommodation, accessible both from the interior and exterior.

Returning to the main entrance hall, ascend the glass and oak curved stairs to the mezzanine landing. Here, four double bedrooms await, three of which boast en-suites and balconies for savoring the scenic surroundings.

Outside, the landscaped garden features two levels predominantly laid to lawn, separated by a dry stone wall. Multiple patio areas offer opportunities for dining, relaxation, and admiring the estuary views, with the added luxury of a hot tub for indulgent moments.

#### Entrance Hall

14'6" x 10'6" (4.427 x 3.216)

#### Living Room

23'3" x 17'6" (7.090 x 5.337)

#### Kitchen-Living-Diner

19'2" x 15'7" (5.846 x 4.774)

#### Kitchen-Living Room

26'7" x 14'6" (8.125 x 4.420)

#### Dining Room

15'6" x 11'0" (4.728 x 3.365)

#### Utility Room

10'3" x 5'10" (3.133 x 1.793)

#### Ground Floor Shower Room

8'0" x 5'10" (2.456 x 1.797)

#### Mezzanine

23'1" x 8'5" (7.056 x 2.577)

#### Bedroom One

17'7" x 14'8" (5.378 x 4.479)

#### En Suite (Bedroom One)

8'5" x 7'8" (2.584 x 2.357)

#### Bedroom Two

14'6" x 11'1" (4.435 x 3.402)

#### En Suite (Bedroom Two)

3.706 x 1.536

#### Bedroom Three

12'4" x 11'1" (3.761 x 3.382)

#### En Suite (Bedroom Three)

9'11" x 7'9" (3.039 x 2.378)

#### Bedroom Four

12'1" x 11'1" (3.696 x 3.397)

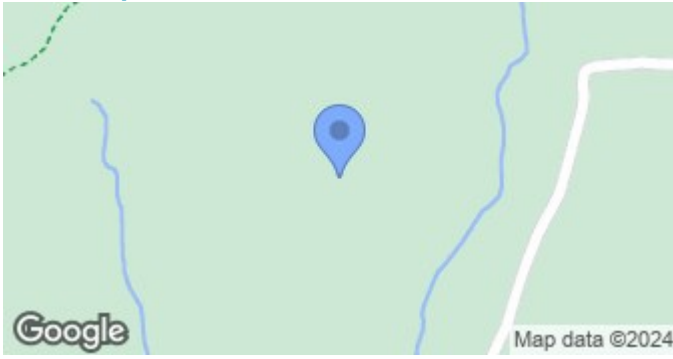


- Amazing views from all areas
- Currently a successful holiday let
  - Built to the highest standard
  - 4 bedroom (3 with en-suite)
    - EPC D

- Formally a miners cottage
  - Modern design
  - 4 reception rooms
  - Council Tax Band E
- 0.75 acres of grounds with an additional 10 acres available by separate negotiation.



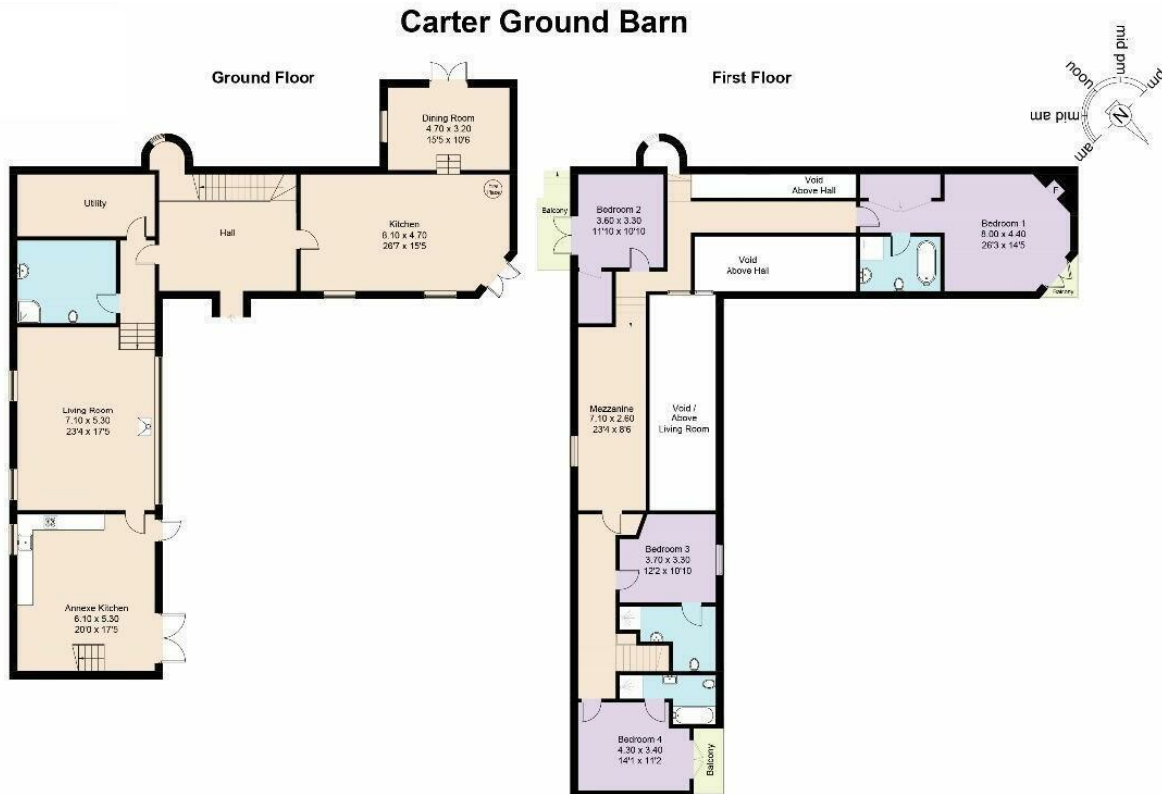
## Road Map



## Terrain Map



## Floor Plan



Approximate Gross Internal Area  
 Ground Floor = 180.5 sq m / 1943 sq ft  
 First Floor = 138.8 sq m / 1494 sq ft  
 Total = 319.3 sq m / 3437 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1003435)

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	